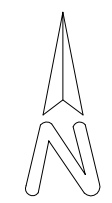
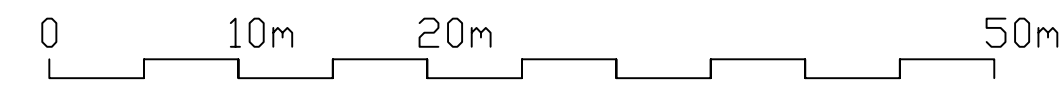


SEE TREE REPORT FOR METHODS
TO BE UTILISED DURING DEMOLITION
OF OUTBUILDINGS & REMOVAL
OF EXISTING HARD SURFACES

KEY

- Root Protection Areas (BS5837:2005)
- Existing Buildings (Including Garden Structures)
- Tree Protective Fencing (BS5837:2005)
- Temporary Surface Protection (BS5837:2005)



REV.	DESCRIPTION	DRAWN BY	DATE

Issued for
PLANNING

SITE ADDRESS
**NICE PLACE AND FAR END
COMPTON AVENUE
HIGHGATE**

CLIENT
PASTOR REAL ESTATE

SCALE
1:400

SHEET SIZE
A3

DRAWN
DP

DATE
May 2011

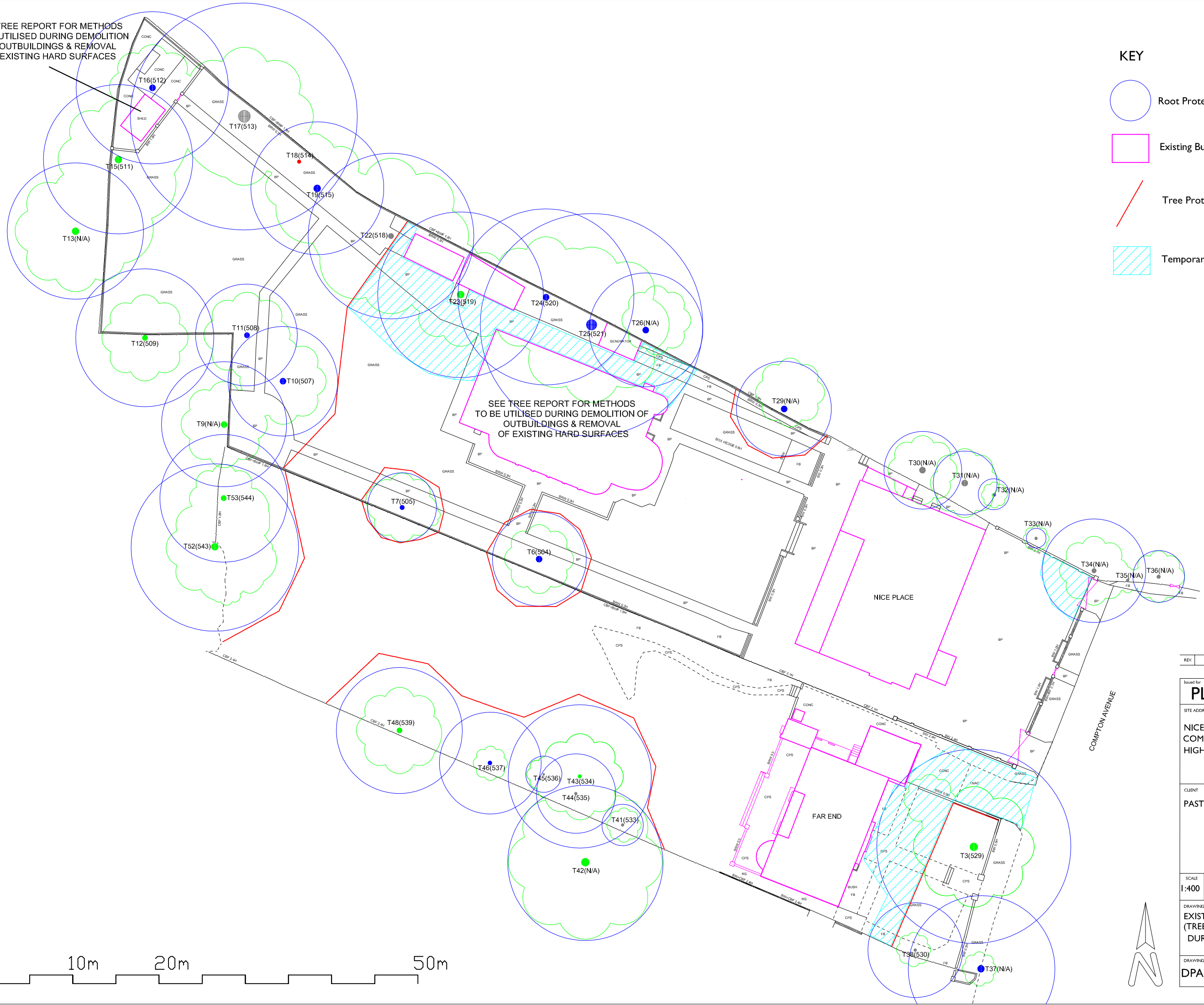
DRAWING TITLE
**EXISTING SITE LAYOUT
(TREE PROTECTION
DURING DEMOLITION)**

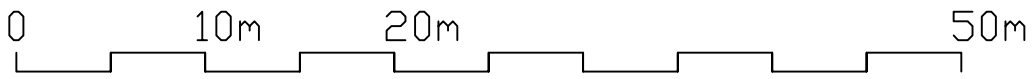
DRAWING NUMBER
DPA-69635-02

REVISION
G


arboricultural consultants

The Boothouse
Ferry Road
Teddington
Middlesex
TW11 9NN
1:020 8973 0067
www.dpa-uk.com
mail@dpa-uk.com
Company Reg. No. 7239976





The Boathouse
Ferry Road
Teddington
Middlesex
TW11 9NN
T:020 8973 0067
www.dpa-uk.com
mail@dpa-uk.com
Company Reg. No. 7239976

Tree No	Species	Ht (m)	Crown Spread (m)	Base of Crown (m)	Stem DBH (mm)	RPA/Radius/Max Offset	Condition	Age Class	Structural Condition & Comments	Preliminary Management Recommendations	Est. (yrs)	Cat Grade
T1	Lime	3	Shown on Plan	1	95	4.08	G	Y	Recently planted relatively small tree	Remove & replace as part of the landscape proposals for the site	>10	A
						1.14	F					B
						0.23	P					C
							D					R
T2	Maple	4	Shown on Plan	1	60	1.63	G	Y	Recently planted relatively small tree	Remove & replace as part of the landscape proposals for the site	>10	A
						0.72	F					B
						0.14	P					C
							D					R
T3	Oak	20	Shown on Plan	6	1125	397.61	G	M	Minor deadwood in crown	Retain & protect in accordance with BS5837:2005	>20	A
						11.25	F					B
						2.25	P					C
							D					R
T4	Birch	16	Shown on Plan	5	550	136.85	G	MA	Sparsely foliated and in decline. Being suppressed by T3	Remove & replace for reasons of sound arboricultural management	<20	A
						6.60	F					B
						1.32	P					C
							D					R
T5	Sycamore	8	Shown on Plan	2.5	290	38.05	G	MA	Self-seeded tree with poor form	Remove & replace as part of the landscape proposals for the site	>20	A
						3.48	F					B
						0.70	P					C
							D					R
T6	Hornbeam	15	Shown on Plan	4	545	134.37	G	MA	Previous pruning wounds with associated decay present	Retain & protect in accordance with BS5837:2005	>10	A
						6.54	F					B
						1.31	P					C
							D					R
T7	Hornbeam	14	Shown on Plan	4	400	72.38	G	MA	Minor deadwood in crown	Retain & protect in accordance with BS5837:2005	>10	A
						4.80	F					B
						0.96	P					C
							D					R
T8	Oak	14	Shown on Plan	2	600	162.86	G	M	Previous major limb loss / storm damage with extensive decay & major deadwood within crown	Remove & replace for reasons of sound arboricultural management	<10	A
						7.20	F					B
						1.44	P					C
							D					R
T9	Oak	20	Shown on Plan	3.5	725	237.79	G	M	Situated within a neighbouring property	Retain & protect in accordance with BS5837:2005	>20	A
						8.70	F					B
						1.74	P					C
							D					R
T10	Oak	15	Shown on Plan	5	635	182.41	G	M	Minor deadwood in crown	Retain & protect in accordance with BS5837:2005	>10	A
						7.62	F					B
						1.52	P					C
							D					R

T11	Oak	14	Shown on Plan	5.5	590	157.48	G	MA	Minor deadwood in crown	Retain & protect in accordance with BS5837:2005	>10	A
						7.08	F					B
						1.42	P					C
							D					R
T12	Oak	19	Shown on Plan	5	800	289.53	G	M	1/3 of the main stem of T12 is situated within a neighbouring property. Minor deadwood within crown	Retain & protect in accordance with BS5837:2005	>20	A
						9.60	F					B
						1.92	P					C
							D					R
T13	Oak	18	Shown on Plan	4	790	282.34	G	M	Situated within a neighbouring property	Retain & protect in accordance with BS5837:2005	>20	A
						9.48	F					B
						1.90	P					C
							D					R
T14	Oak	15	Shown on Plan	5	585	154.82	G	MA	Poor form / one sided crown. Major deadwood within crown	Remove & replace as part of the landscape proposals for the site	>10	A
						7.02	F					B
						1.40	P					C
							D					R
T15	Oak	19	Shown on Plan	6	865	338.49	G	M	Minor deadwood in crown	Retain & protect in accordance with BS5837:2005	>20	A
						10.38	F					B
						2.08	P					C
							D					R
T16	Oak	15	Shown on Plan	5	735	244.39	G	M	Surrounded by concrete hard surfaces. Minor deadwood in crown	Retain & protect in accordance with BS5837:2005	>10	A
						8.82	F					B
						1.76	P					C
							D					R
T17	Oak	17	Shown on Plan	2	1315	707.00	G	M	Acute angle on major limb & evidence of recent major limb removals with associated decay. Minor deadwood in crown	Retain & protect in accordance with BS5837:2005	>10	A
						15.00	F					B
						3.00	P					C
							D					R
T18	Maple	5	Shown on Plan	1.5	285	36.75	G	MA	Dead / dying tree	Remove & replace for reasons of sound arboricultural management	N/A	A
						3.42	F					B
						0.68	P					C
							D					R
T19	Oak	18	Shown on Plan	4	770	268.22	G	M	Minor deadwood in crown	Retain & protect in accordance with BS5837:2005	>20	A
						9.24	F					B
						1.85	P					C
							D					R
T20	Oak	15	Shown on Plan	5	690	215.38	G	M	Dead tree	Remove & replace for reasons of sound arboricultural management	N/A	A
						8.28	F					B
						1.66	P					C
							D					R

T21	Oak	15	Shown on Plan	5	630	179.55	G	M	Cavity with associated decay at main crown break	Remove & replace as part of the landscape proposals for the site	>10	A
						7.56	F					B
						1.51	P					C
							D					R
T22	Hornbeam	16	Shown on Plan	4	800	289.53	G	M	Cavities with associated decay at previous branch removal points & cavity at base with associated decay	Retain & protect in accordance with BS5837:2005	>10	A
						9.60	F					B
						1.92	P					C
							D					R
T23	Oak	17	Shown on Plan	6	800	289.53	G	M	Surrounded by concrete hard surfaces. Minor deadwood in crown	Retain & protect in accordance with BS5837:2005	>10	A
						9.60	F					B
						1.92	P					C
							D					R
T24	Oak	16	Shown on Plan	4.5	850	326.85	G	M	Situated within raised planting bed. Bottling of main stem indicative of internal decay	Retain & protect in accordance with BS5837:2005	>10	A
						10.20	F					B
						2.04	P					C
							D					R
T25	Oak	16	Shown on Plan	5	1075	522.79	G	M	Situated within raised planting bed. Minor damage with associated decay to main buttress roots	Retain & protect in accordance with BS5837:2005	>10	A
						12.90	F					B
						2.58	P					C
							D					R
T26	Oak	14	Shown on Plan	5	550	136.85	G	MA	Situated on adjacent Golf Course	Retain & protect in accordance with BS5837:2005	>10	A
						6.60	F					B
						1.32	P					C
							D					R
T27	Hornbeam	15	Shown on Plan	4	370	61.93	G		T27 is comprised of 3 main stems. Poor form / included union at base	Remove & replace as part of the landscape proposals for the site	>10	A
						4.44	F					B
						0.89	P					C
							D					R
T28	Oak	18	Shown on Plan	3.5	960	416.92	G	M	Poor form / sparse crown. Decay fungi <i>Ganoderma spp.</i> in several locations at base of main stem	Remove & replace for reasons of sound arboricultural management	<10	A
						11.52	F					B
						2.30	P					C
							D					R
T29	Hornbeam	14	Shown on Plan	3	550	136.85	G	MA	Situated on adjacent Golf Course	Retain & protect in accordance with BS5837:2005	>10	A
						6.60	F					B
						1.32	P					C
							D					R
T30	Sycamore	10	Shown on Plan	2.5	450	91.61	G	MA	Situated on adjacent Golf Course	Reduce back overhanging branches to site boundary. Retain & protect in accordance with BS5837:2005	>10	A
						5.40	F					B
						1.08	P					C
							D					R

T31	Sycamore	10	Shown on Plan	2.5	370	61.93	G	MA	Situating on adjacent Golf Course	Reduce back overhanging branches to site boundary. Retain & protect in accordance with BS5837:2005	>10	A
						4.44	F					B
						0.89	P					C
							D					R
T32	Sycamore	7	Shown on Plan	1	150	10.18	G	Y	Situating on adjacent Golf Course	Retain & protect in accordance with BS5837:2005	>10	A
						1.80	F					B
						0.36	P					C
							D					R
T33	Holly	4	Shown on Plan	N/A	105	4.99	G	MA	Situating on adjacent Golf Course	Retain & protect in accordance with BS5837:2005	>10	A
						1.26	F					B
						0.25	P					C
							D					R
T34	Sycamore	10	Shown on Plan	3	600	162.86	G	MA	Situating on adjacent Golf Course	Reduce back overhanging branches to site boundary. Retain & protect in accordance with BS5837:2005	>10	A
						7.20	F					B
						1.44	P					C
							D					R
T35	Sycamore	8	Shown on Plan	2	250	28.27	G	MA	Situating on adjacent Golf Course	Retain & protect in accordance with BS5837:2005	>10	A
						3.00	F					B
						0.60	P					C
							D					R
T36	Sycamore	8	Shown on Plan	2	250	28.27	G	MA	Situating on adjacent Golf Course	Retain & protect in accordance with BS5837:2005	>10	A
						3.00	F					B
						0.60	P					C
							D					R
G1	Cypress x4	6 to 10	Shown on Plan	1.5	90 to 310	43.47	G	MA	G1 is comprised of x4 trees which form a hedge	Remove & replace as part of the landscape proposals for the site	>10	A
						3.72	F					B
						0.74	P					C
							D					R
T37	Oak	8	Shown on Plan	3	710	228.05	G	M	Previously topped with associated decay. Situated on grass verge to front of Far End	Retain & protect in accordance with BS5837:2005	>10	A
						8.52	F					B
						1.70	P					C
							D					R
T38	Hawthorn	6	Shown on Plan	1	460	95.73	G	MA	G1 is comprised of x4 trees which form a hedge	Retain & protect in accordance with BS5837:2005	>10	A
						5.52	F					B
						1.10	P					C
							D					R
T39	Cypress	9	Shown on Plan	1.5	720	234.52	G	MA	T38 is comprised of 2 main stems	Remove & replace as part of the landscape proposals for the site	>10	A
						8.64	F					B
						1.73	P					C
							D					R

T40	Azalea	3	Shown on Plan	0	110	5.47	G	MA	Poor form / dying specimen shrub	Remove & replace as part of the landscape proposals for the site	<10	A
						1.32	F					B
						0.26	P					C
							D					R
T41	Hawthorn	4	Shown on Plan	1	240	26.06	G	MA	Poor form / one sided crown	Either retain or remove & replace as part of the landscape proposals for the site	>10	A
						2.88	F					B
						0.58	P					C
							D					R
T42	Oak	18	Shown on Plan	8	900	254.47	G	M	T42 is situated within a neighbouring garden. One sided crown with evidence of previous major tree works	Retain & protect in accordance with BS5837:2005	>10	A
						9.00	F					B
						1.80	P					C
							D					R
T43	Oak	18	Shown on Plan	7	830	216.42	G	M	Previously crown lifted. Minor deadwood in crown	Retain & protect in accordance with BS5837:2005	>10	A
						8.30	F					B
						1.66	P					C
							D					R
T44	Yew	6	Shown on Plan	1	460	66.48	G	MA	Multi-stemmed from 0.5m	Retain & protect in accordance with BS5837:2005	>10	A
						4.60	F					B
						0.92	P					C
							D					R
T45	Purple Leaf Plum	7	Shown on Plan	1.5	210	19.95	G	MA	Poor form / leaning tree. Being suppressed by T43	Either retain or remove & replace as part of the landscape proposals for the site	>10	A
						2.52	F					B
						0.50	P					C
							D					R
T46	Lime	15	Shown on Plan	4	595	160.16	G	MA	Previously crown reduced	Retain & protect in accordance with BS5837:2005	>10	A
						7.14	F					B
						1.43	P					C
							D					R
T47	Mountain Ash	8	Shown on Plan	1.5	415	77.91	G	MA	Major cavity with associated decay on main stem. Dieback within crown and major deadwood	Remove & replace for reasons of sound arboricultural management	<10	A
						4.98	F					B
						1.00	P					C
							D					R
T48	Oak	20	Shown on Plan	5	730	241.08	G	M	Minor deadwood in crown	Retain & protect in accordance with BS5837:2005	>20	A
						8.76	F					B
						1.75	P					C
							D					R
T49	Silver Birch	8	Shown on Plan	2.5	375	63.62	G	MA	Poor form / leaning tree	Remove & replace as part of the landscape proposals for the site	>10	A
						4.50	F					B
						0.90	P					C
							D					R
T50	Cypress	8	Shown on Plan	2	280	35.47	G	MA	Poor form / being suppressed by T52	Remove & replace as part of the landscape proposals for the site	>10	A
						3.36	F					B
						0.67	P					C
							D					R

T51	Holly	5	Shown on Plan	0.5	145	9.51	G	MA	Poor form / being suppressed by T52	Remove & replace as part of the landscape proposals for the site	>10	A
						1.74	F					B
						0.35	P					C
							D					R
T52	Oak	21	Shown on Plan	5	970	425.65	G	M	Main stem is 1/2/ and 1/2 on the boundary with a neighbouring garden	Retain & protect in accordance with BS5837:2005	>20	A
						11.64	F					B
						2.33	P					C
							D					R
T53	Oak	20	Shown on Plan	5	740	247.73	G	M	Major deadwood in crown	Retain & protect in accordance with BS5837:2005	>20	A
						8.88	F					B
						1.78	P					C
							D					R
T54	Hazel	3	Shown on Plan	0	95	4.08	G	Y-MA	Poor form / being suppressed by adjacent trees	Remove & replace as part of the landscape proposals for the site	>10	A
						1.14	F					B
						0.23	P					C
							D					R
T55	Apple	5	Shown on Plan	1	150	10.18	G	MA	Poor form / being suppressed by adjacent trees	Remove & replace as part of the landscape proposals for the site	>10	A
						1.80	F					B
						0.36	P					C
							D					R
T56	Yew	6	Shown on Plan	2	370	61.93	G	MA	Previously crown lifted	Either retain or remove & replace as part of the landscape proposals for the site	>10	A
						4.44	F					B
						0.89	P					C
							D					R
T57	Cypress	4	Shown on Plan	1	150	10.18	G	Y	Poor form / being suppressed by adjacent trees	Remove & replace as part of the landscape proposals for the site	>10	A
						1.80	F					B
						0.36	P					C
							D					R
T58	Yew	6	Shown on Plan	2	330	49.27	G	MA	Previously crown lifted	Either retain or remove & replace as part of the landscape proposals for the site	>10	A
						3.96	F					B
						0.79	P					C
							D					R
T59	Laburnum	4	Shown on Plan	1	170	13.07	G	Y-MA	Poor form / being suppressed by adjacent trees	Remove & replace as part of the landscape proposals for the site	>10	A
						2.04	F					B
						0.41	P					C
							D					R
T60	Tree of Heaven	5	Shown on Plan	2	185	15.48	G	Y	Self-seeded tree with poor form / significant lean	Remove & replace as part of the landscape proposals for the site	>10	A
						2.22	F					B
						0.44	P					C
							D					R

T61	Magnolia	5	Shown on Plan	0.5	265	31.77	G	MA	Insignificant large shrub / small tree	Remove & replace as part of the landscape proposals for the site	>10	A
						3.18	F					B
						0.64	P					C
							D					R
T62	Yew	6	Shown on Plan	2	285	36.75	G	MA	Previously crown lifted	Either retain or remove & replace as part of the landscape proposals for the site	>10	A
						3.42	F					B
						0.68	P					C
							D					R
T63	Holly	7	Shown on Plan	2.5	495	110.85	G	MA	Dead tree	Remove & replace for reasons of sound arboricultural management	N/A	A
						5.94	F					B
						1.19	P					C
							D					R
T64	Holly	4	Shown on Plan	N/A	195	17.20	G	MA	Dead tree	Remove & replace for reasons of sound arboricultural management	N/A	A
						2.34	F					B
						0.47	P					C
							D					R

Foundations / Substructure

1. Contiguous piles to the perimeter of the basement to act as permanent earth retaining structure. Piles to be fabricated with minimum of 1500mm sprayed concrete to achieve smooth surface to attach water proof barrier as designed a specialist to. 250mm reinforced concrete structure in front of the waterproof membrane to resist lateral forces such as hydrostatic pressure. Nominal 1000 wide x 750 deep reinforced concrete capping beam to top of contiguous piles.
2. Internal line of contiguous piles shown to allow excavation of swimming pool and associated plant space. General detailing as described in item 1 above.
3. 300mm deep reinforced concrete basement slab [400mm to pool] with continuous waterproof membrane detailed by specialist running underneath. Proprietary liquid based product applied to top of the piles in order to 'lap' onto membrane. Beneath the membrane, a proprietary void former product, bed on 25mm sand blinding shall located to limit any forces due to heave acting on the soffit of the slab to within acceptable levels.
4. Basement slab to be designed as suspended and supported on ground beams or directly onto pile caps which in turn transfer the loads into the underlying strata via CFA piles or similar.
5. All lifts assumed to continue 1500mm below FFL and reinforced concrete lift pit, supported on piles to form walls and base to pit.
6. All substructure concrete to have water resisting admixture applied to mix in accordance with BS 8102
7. Far End to have basement contiguous piles constructed within the existing building envelope on front elevation and south gable elevations. Allow fix existing foundations to be underpinned to allow installation of contiguous piles without undermining basement. Refer to Consisee Temporary Works document for demolition statement.
8. Far End North Gable elevation to be temporarily supported on piles via a 'Pynford' style beam whilst the basement is excavated. Beam to be connected to permanent RC works once foundations are in place.
9. New ground floor slab to cantilever off contiguous piles to support bottom of existing front and south gable wall in permanent condition. Cantilever slab to be formed sequentially to avoid potential undermining effects.
10. 400mm deep external ground floor terrace slab over the swimming pool with waterproof membrane fixed to top.
11. 350mm deep external ground floor terrace slab linking Nice Place and Far End with waterproof membrane fixed to top.
12. 450mm deep external ground floor slab over the car parking area with waterproof membrane fixed to top.

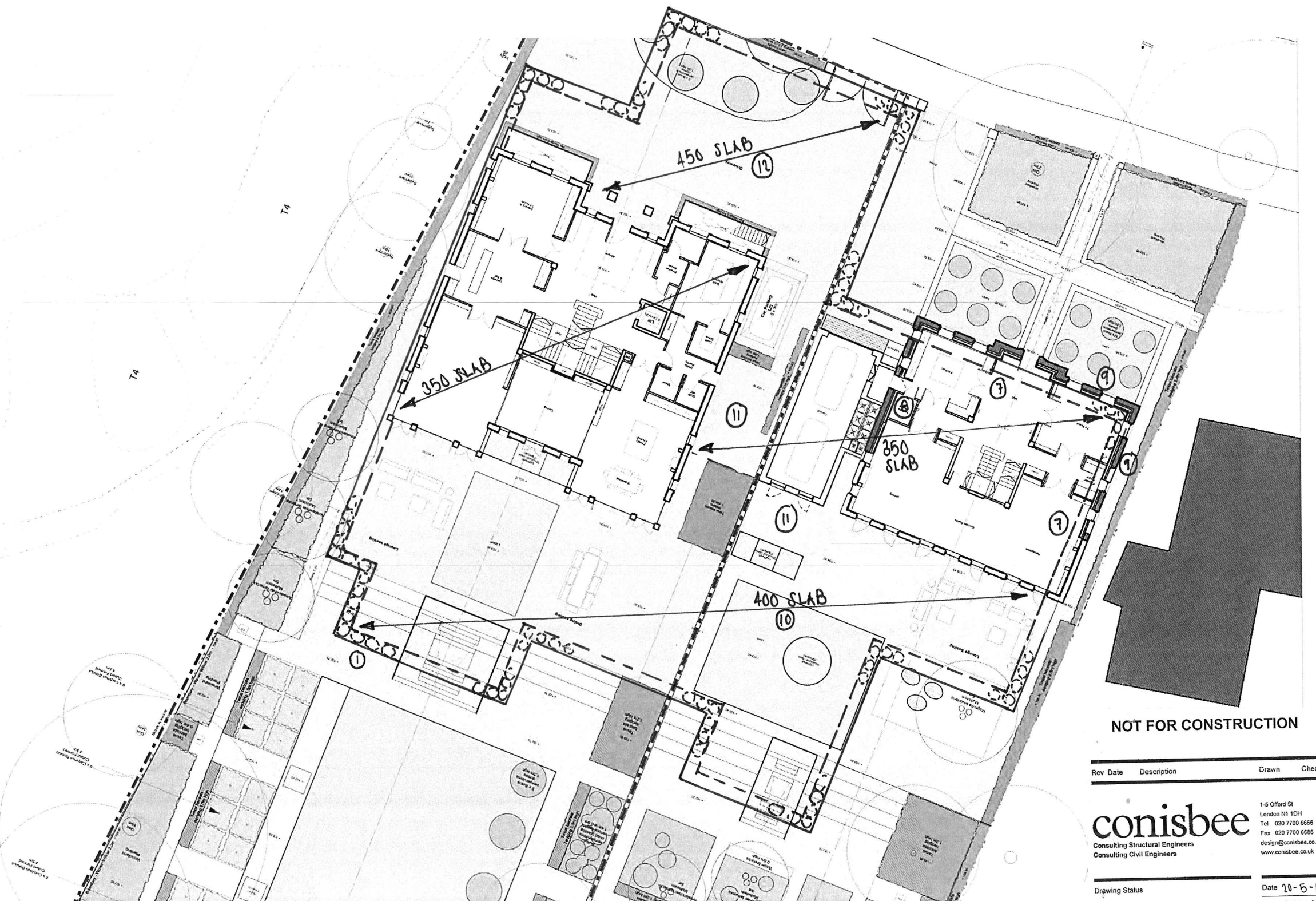
Superstructure

Nice Place

20. Reinforced concrete "flat slab" style floor slabs x 250mm deep. Perimeter inner leaf to be formed in continuous 150mm wide reinforced concrete wall with openings for doors and windows. Stainless steel shelf angles, fixed back to RC wall to be located over all reveals.
21. Stair core and lift to be trimmed out and supported on reinforced concrete walls and columns.
22. Void over first floor front entrance to be supported on front elevation via a downstand beam cast was part of the RC inner leaf which.
23. Mansard to be formed fully in reinforced concrete, with vertical perimeter wall to be built off the 2nd floor slab.
24. Existing Masonry to be tied back to the RC frame using proprietary wall ties.

Far End

31. Retained Facade to Front and both Gable Elevations. Internal structure to be generally formed as per Nice Place. New concrete frame to be supported around the perimeter on either blade style columns or a continuous RC inner leaf where the existing masonry meets the new internal frame.
32. Existing Masonry to be tied back to the RC frame using proprietary wall ties.
33. Reinforced concrete mansard roof to have cut timbers built out to form roof geometry.
34. Rear of property to be extended and constructed with similar specification to Nice Place.



NOT FOR CONSTRUCTION

Rev	Date	Description	Drawn	Check
-----	------	-------------	-------	-------

conisbee
Consulting Structural Engineers
Consulting Civil Engineers

1-5 Offord St
London N1 1DH
Tel 020 7700 6666
Fax 020 7700 6686
design@conisbee.co.uk
www.conisbee.co.uk

Drawing Status

TENDER

Project

NICE PLACE & FAR END
COMPTON AVE

Title

GROUND FLOOR SLAB

Date 20-5-11

Scale 1:100 (A1)

Drawn RD

Engineer RD

Project No

110161

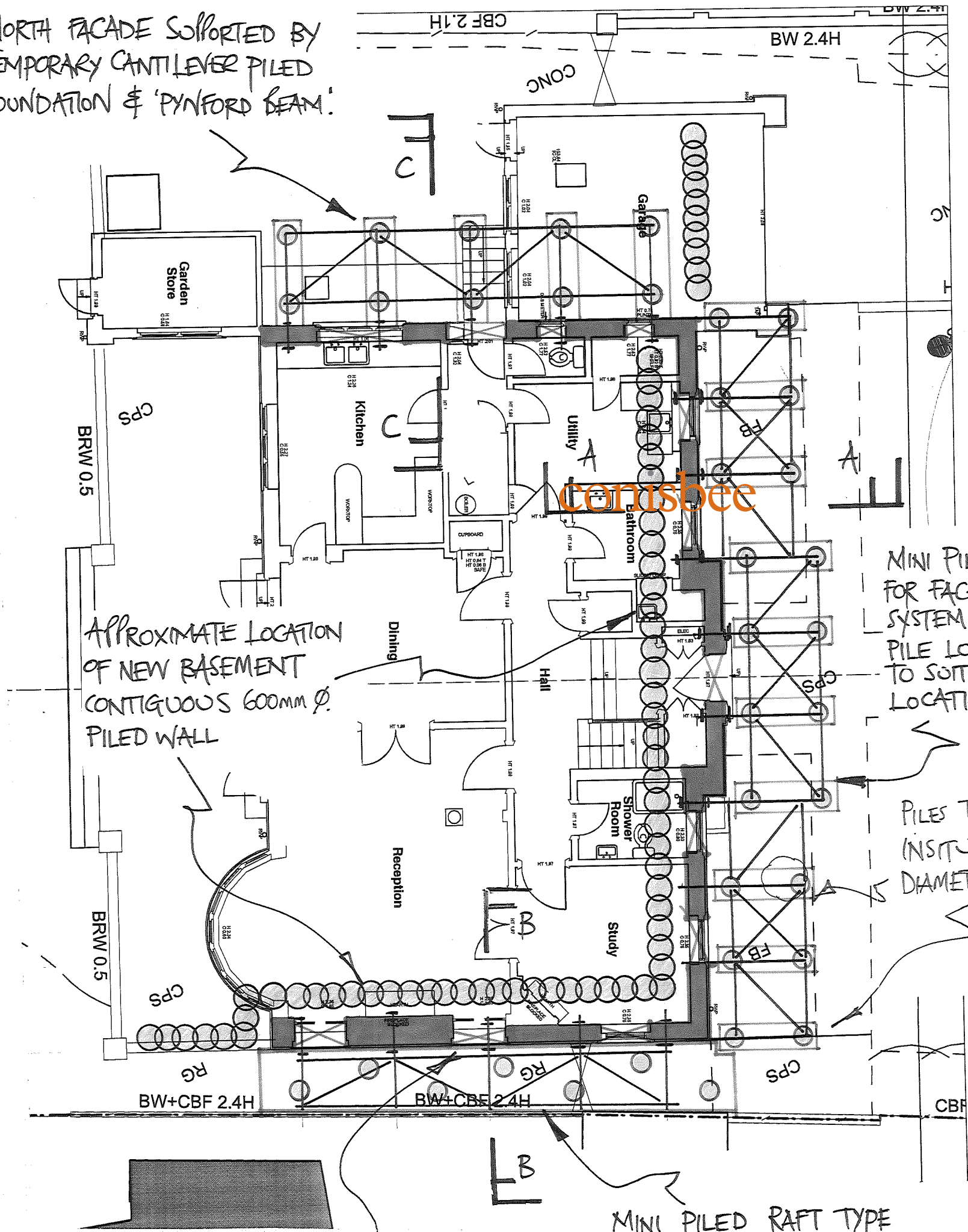
Drawing No. _____

SSK 010

Revision

03

NORTH FACADE SUPPORTED BY
TEMPORARY CANTILEVER PILED
FOUNDATION & 'PYNFORD BEAM'.



APPROXIMATE LOCATION
OF NEW BASEMENT
CONTIGUOUS 600MM Ø
PILED WALL

MINI PILED FOUNDATIONS
FOR FACADE RESTRAINT
SYSTEM.
PILE LOCATIONS ADJUSTED
TO SOIT TREE ROOT
LOCATIONS.

PILES TO BE BORED CAST
INSITU WITH AN APPROX
DIAMETER OF 300MM

MINI PILED RAFT TYPE
FOUNDATION FOR FACADE
RESTRAINT SYSTEM.

ALL WINDOWS & OPENINGS
TO BE FULLY BRACED.

NOTE: THIS DRAWING SHOULD BE READ IN ACCORDANCE WITH THE SPRING & FACADE RESTRAINT
SPECIFICATION.

conisbee

1-5 Offord St London N1 1DH
Telephone 020 7700 6666
design@conisbee.co.uk
www.conisbee.co.uk

Consulting Structural Engineers
Consulting Civil Engineers

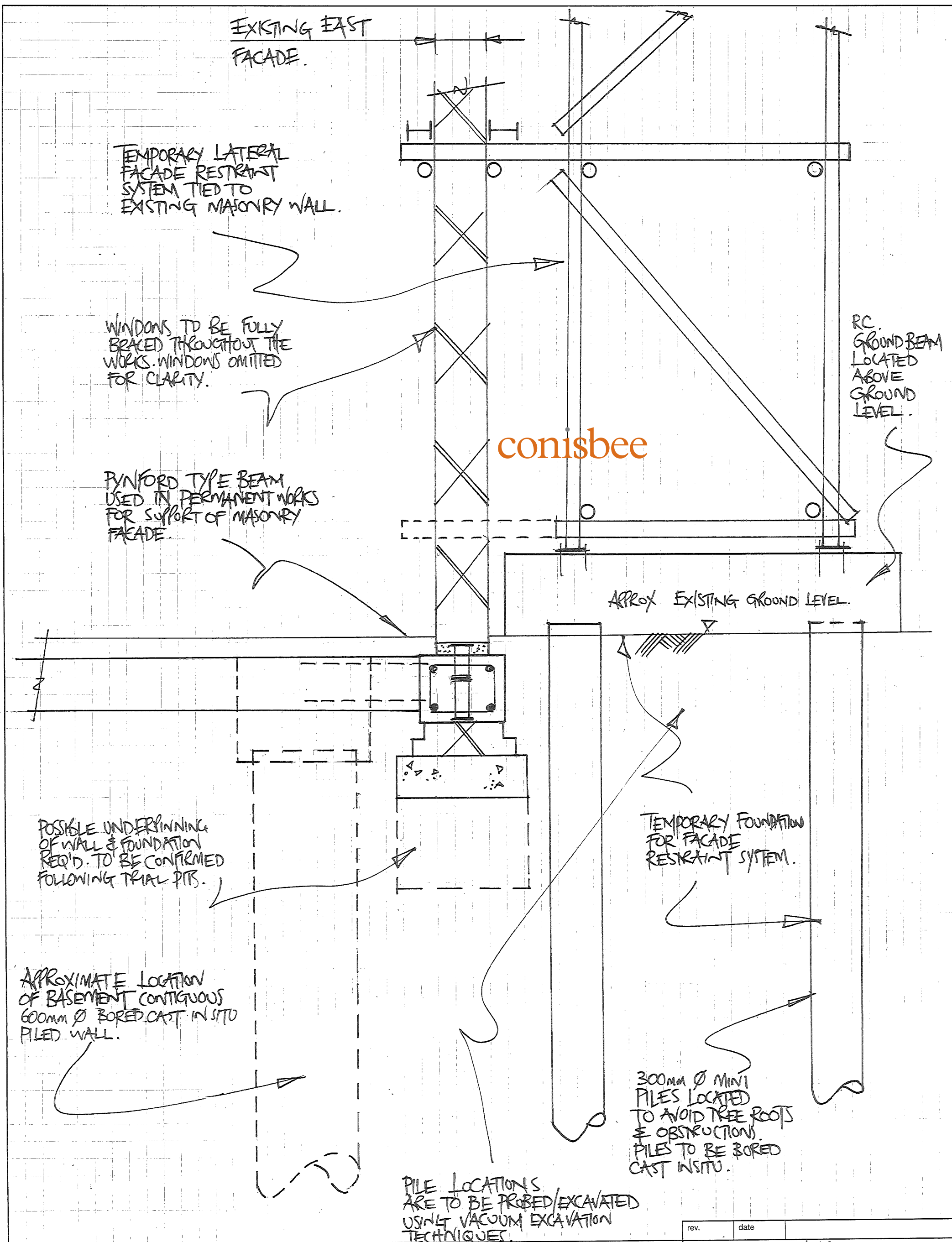
project

NICE PLACE AND FAR END

title

PLAN SHOWING FAR END RESTRAINT
PROPOSALS.

rev.	date		
drawing status		PLANNING	
scale	date	drawn	TB
21:100	MAY '11	checked	
job no.	drg no.	rev	
110161	SSK 005	A	



conisbee

1-5 Offord St London N1 1DH
Telephone 020 7700 6666
design@conisbee.co.uk
www.conisbee.co.uk

Consulting Structural Engineers
Consulting Civil Engineers

project

FAR END - FACADE RESTRAINT DETAILS

title

SECTION A-A.

rev.

date

drawing status

PLANNING

scale

1:20.

date

MAY '11

drawn TB

checked

job no.

110161

drg no.

SSK006

rev

A.

EXISTING SOUTH FACADE

TEMPORARY LATERAL FACADE
RESTRAINT SYSTEM TIED TO
EXISTING MASONRY WALL.

WINDOWS ARE TO BE FULLY
BRACED THROUGHOUT THE
WORKS. WINDOWS OMITTED
FOR CLARITY.

PYNFORD TYPE BEAM USED IN
PERMANENT WORKS TO SUPPORT
MASONRY FACADE.

APPROX
BOUNDARY
LINE
WITH CHASE END.

conisbee

APPROX EXISTING GROUND LEVEL.

POSSIBLE UNDERPINNING
OF WALL REQ'D TO BE
CONFIRMED FOLLOWING
TRIAL PITS.

APPROXIMATE
LOCATION OF BASEMENT
600MM Ø CONTIGUOUS
PILED WALL.
PILES TO BE BORED CAST IN SITU.

RC RAFT SLAB
SUPPORTING FACADE
RESTRAINT SYSTEM &
SPANNING BETWEEN
STAGGERED PILES.

300MM Ø MINI
PILES LOCATED
TO AVOID TREE
ROOTS & AT
STAGGERED
CENTRES.
PILES TO BE BORED
CAST IN SITU.

conisbee

1-5 Oford St London N1 1DH
Telephone 020 7700 6666
design@conisbee.co.uk
www.conisbee.co.uk

Consulting Structural Engineers
Consulting Civil Engineers

project

FAR END - FACADE RESTRAINT DETAILS.

title

SECTION B-B

rev.

date

drawing status

PLANNING

scale

1:20

date

MAY '11

drawn TB

checked

job no.

110161

drg no.

SSK007

rev

A.

EXISTING NORTH FACADE

TEMPORARY LATERAL
FACADE RESTRAINT SYSTEM
TIED TO EXISTING
MASONRY WALL.

WINDOWS ARE TO BE FULLY
BRACED THROUGHOUT THE
WORKS. WINDOWS OMITTED FOR CLARITY.

FACADE TO BE SUPPORTED BY
PYNFORD BEAM ON TEMPORARY
FOUNDATIONS DURING BASEMENT
EXCAVATION.

conisbee

APPROX GROUND LEVEL.

RC GROUND BEAM
'TEMPORARY'

PYNFORD BEAM INTEGRATED
IN PERMANENT WORKS.

PYNFORD BEAM TO BE SUPPORTED
BY NEW REINFORCED CONCRETE
COLUMNS IN PERMANENT CONDITION.
TO BE CO-ORDINATED WITH
PERMANENT WORKS.

TEMPORARY FACADE
SUPPORT FOUNDATIONS
TO SUPPORT FACADE
RESTRAINT SYSTEM
& PYNFORD BEAM.

300mm ϕ TEMPORARY PILES
TO BE CO-ORDINATED WITH
MAIN PILES FOR PERMANENT WORK.

conisbee

1-5 Offord St London N1 1DH
Telephone 020 7700 6666
design@conisbee.co.uk
www.conisbee.co.uk

Consulting Structural Engineers
Consulting Civil Engineers

project

FAR END - FACADE RESTRAINT DETAILS

title

SECTION C-C

rev.

date

drawing status

PLANNING

scale

$\approx 1:20$

date

MAY '11

drawn TB

checked

job no.

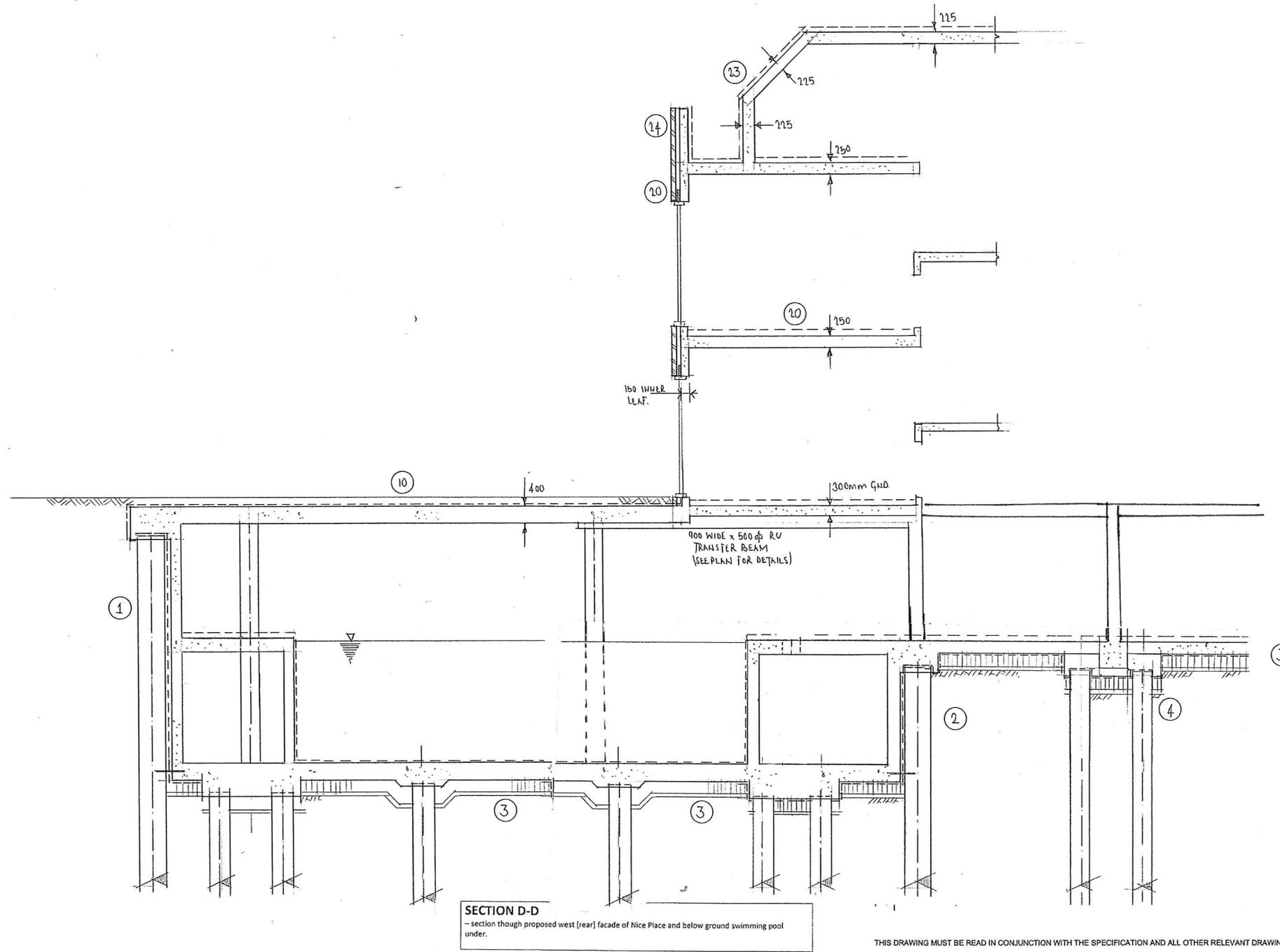
110161

drg no.

SSK08.

rev

A.



- BRIEF STRUCTURAL MATERIAL SPECIFICATION**
- Foundations / Substructure**
1. Contiguous piles to the perimeter of the basement to act as permanent earth retaining structure. Piles to be faced with minimum of 150mm sprayed concrete to achieve smooth surface to attach water proof barrier as designed a specialist to. 250mm reinforced concrete structure in front of the waterproof membrane to resist lateral forces such as hydrostatic pressure. Nominal 1000 wide x 750 deep reinforced concrete capping beam to top of contiguous piles.
 2. Internal line of contiguous piles shown to allow excavation of swimming pool and associated plant space. General detailing as described in Item 1 above.
 3. 300mm deep reinforced concrete basement slab [400mm to pool] with continuous waterproof membrane detailed by specialist running underneath. Proprietary liquid based product applied to top of the piles in order to 'lap' onto membrane. Beneath the membrane, a proprietary void former product, bed on 25mm sand and blinding shall located to limit any forces due to heave acting on the soffit of the slab to within acceptable levels.
 4. Basement slab to be designed as suspended and supported on ground beams or directly onto pile caps which in turn transfer the loads into the underlying strata via CFA piles or similar.
 5. All lifts assumed to continue 1500mm below FFL and reinforced concrete lift pit, supported on piles to form walls and base to pit.
 6. All substructure concrete to have water resisting admixture applied to mix in accordance with BS 8102
 7. Far End to have basement contiguous piles constructed within the existing building envelope on front elevation and south gable elevations. Allow for existing foundations to be underpinned to allow installation of contiguous piles without undermining basement. Refer to Conisbee Temporary Works document for demolition statement.
 8. Far End North Gable elevation to be temporarily supported on piles via a 'Pynford' style beam whilst the basement is excavated. Beam to be connected to permanent RC works once foundations are in place.
 9. New ground floor slab to cantilever off contiguous piles to support bottom of existing front and south gable wall in permanent condition. Cantilever slab to be formed sequentially to avoid potential undermining effects.
 10. 400mm deep external ground floor terrace slab over the swimming pool with waterproof membrane fixed to top.
 11. 350mm deep external ground floor terrace slab linking Nice Place and Far End with waterproof membrane fixed to top.
 12. 450mm deep external ground floor slab over the car parking area with waterproof membrane fixed to top.

- BRIEF STRUCTURAL MATERIAL SPECIFICATION**
- Superstructure**
- Nice Place**
20. Reinforced concrete 'flat slab' style floor slabs x 250mm deep. Perimeter inner leaf to be formed in continuous 150mm wide reinforced concrete wall with openings for doors and windows. Stainless steel shelf angles, fixed back to RC wall to be located over all reveals.
 21. Stair core and lift to be trimmed out and supported on reinforced concrete walls and columns.
 22. Void over first floor front entrance to be supported on front elevation via a downstand beam cast as part of the RC inner leaf which.
 23. Mansard to be formed fully in reinforced concrete, with vertical perimeter wall to be built off the 2nd floor slab.
 24. Masonry to be tied back to the RC frame using proprietary wall ties.
- Far End**
31. Retained Facade to Front and both Gable Elevations. Internal structure to be generally formed as per Nice Place. New concrete frame to be supported around the perimeter on either blade style columns or a continuous RC inner leaf where the existing masonry meets the new internal frame.
 32. Existing Masonry to be tied back to the RC frame using proprietary wall ties.
 33. Reinforced concrete mansard roof to have cut timbers built off to form roof geometry.
 34. Rear of property to be extended and constructed with similar specification to Nice Place.

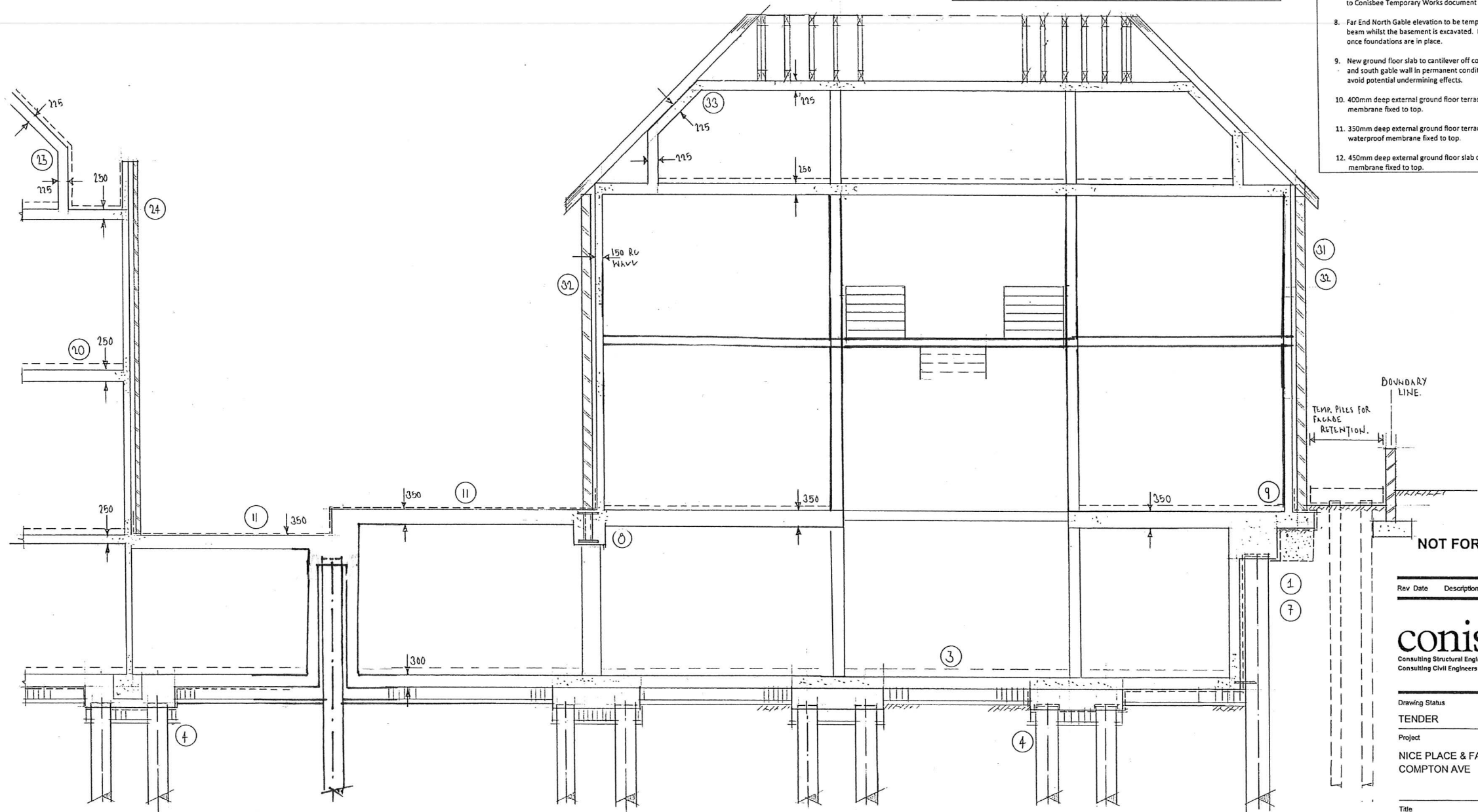
NOT FOR CONSTRUCTION

Rev	Date	Description	Drawn	Check
conisbee Consulting Structural Engineers Consulting Civil Engineers 1-5 Offord St London N1 10H Tel: 020 7700 6606 Fax: 020 7700 6606 design@conisbee.co.uk www.conisbee.co.uk				
Drawing Status			Date 10.5.11	
TENDER			Scale 1: 50 (A1)	
Project			Drawn RD	
NICE PLACE & FAR END COMPTON AVE			Engineer RD	
Title			Project No 110161	
SECTION D-D			Drawing No SSK 015	
			Revision P3	

THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL OTHER RELEVANT DRAWINGS. DO NOT SCALE FROM THIS DRAWING.

BRIEF STRUCTURAL MATERIAL SPECIFICATION	
Superstructure	
Nice Place	
20.	Reinforced concrete 'flat slab' style floor slabs x 250mm deep. Perimeter inner leaf to be formed in continuous 150mm wide reinforced concrete wall with openings for doors and windows. Stainless steel shelf angles, fixed back to RC wall to be located over all reveals.
21.	Stair core and lift to be trimmed out and supported on reinforced concrete walls and columns.
22.	Void over first floor front entrance to be supported on front elevation via a downstand beam cast was part of the RC inner leaf which.
23.	Mansard to be formed fully in reinforced concrete, with vertical perimeter wall to be built off the 2 nd floor slab.
24.	Masonry to be tied back to the RC frame using proprietary wall ties.
Far End	
31.	Retained Facade to Front and both Gable Elevations. Internal structure to be generally formed as per Nice Place. New concrete frame to be supported around the perimeter on either blade style columns or a continuous RC inner leaf where the existing masonry meets the new internal frame.
32.	Existing Masonry to be tied back to the RC frame using proprietary wall ties.
33.	Reinforced concrete mansard roof to have cut timbers built off to form roof geometry.
34.	Rear of property to be extended and constructed with similar specification to Nice Place.

BRIEF STRUCTURAL MATERIAL SPECIFICATION	
Foundations / Substructure	
1.	Contiguous piles to the perimeter of the basement to act as permanent earth retaining structure. Piles to be faced with minimum of 150mm sprayed concrete to achieve smooth surface to attach water proof barrier as designed a specialist to. 250mm reinforced concrete structure in front of the waterproof membrane to resist lateral forces such as hydrostatic pressure. Nominal 1000 wide x 750 deep reinforced concrete capping beam to top of contiguous piles.
2.	Internal line of contiguous piles shown to allow excavation of swimming pool and associated plant space. General detailing as described in item 1 above.
3.	300mm deep reinforced concrete basement slab (400mm to pool) with continuous waterproof membrane detailed by specialist running underneath. Proprietary liquid based product applied to top of the piles in order to 'lap' onto membrane. Beneath the membrane, a proprietary void former product, bed on 25mm sand blinding shall located to limit any forces due to heave acting on the soffit of the slab to within acceptable levels.
4.	Basement slab to be designed as suspended and supported on ground beams or directly onto pile caps which in turn transfer the loads into the underlying strata via CFA piles or similar.
5.	All lifts assumed to continue 1500mm below FFL and reinforced concrete lift pit, supported on piles to form walls and base to pit.
6.	All substructure concrete to have water resisting admixture applied to mix in accordance with BS 8102
7.	Far End to have basement contiguous piles constructed within the existing building envelope on front elevation and south gable elevations. Allow for existing foundations to be underpinned to allow installation of contiguous piles without undermining basement. Refer to Conisbee Temporary Works document for demolition statement.
8.	Far End North Gable elevation to be temporarily supported on piles via a 'Pynford' style beam whilst the basement is excavated. Beam to be connected to permanent RC works once foundations are in place.
9.	New ground floor slab to cantilever off contiguous piles to support bottom of existing front and south gable wall in permanent condition. Cantilever slab to be formed sequentially to avoid potential undermining effects.
10.	400mm deep external ground floor terrace slab over the swimming pool with waterproof membrane fixed to top.
11.	350mm deep external ground floor terrace slab linking Nice Place and Far End with waterproof membrane fixed to top.
12.	450mm deep external ground floor slab over the car parking area with waterproof membrane fixed to top.



SECTION C-C
 - section through south facade of Nice Place, Far End and inter-connecting terrace
 (assumed location, materials and foundation site of boundary retaining wall shown to side of drawing).

THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL OTHER RELEVANT DRAWINGS. DO NOT SCALE FROM THIS DRAWING.

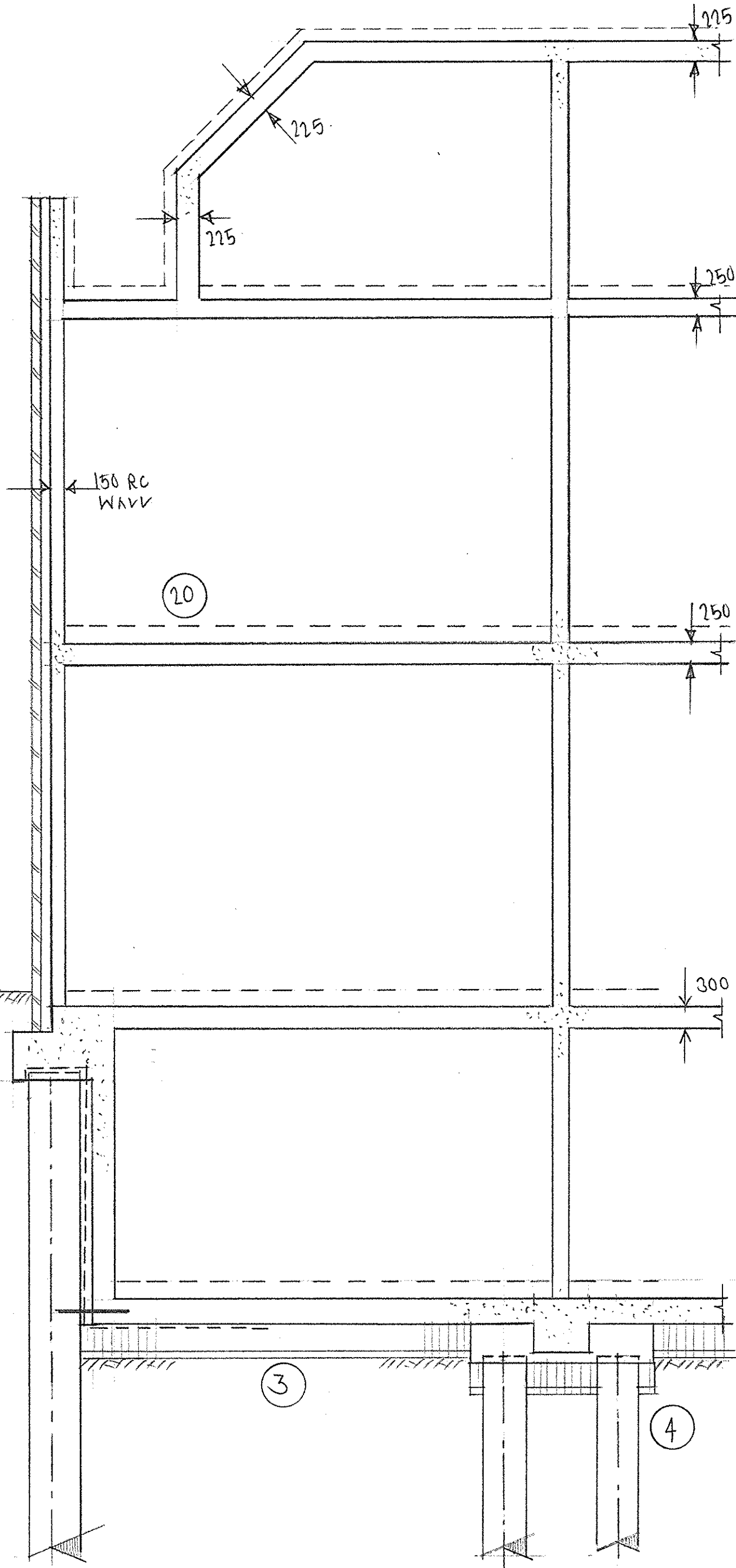
NOT FOR CONSTRUCTION

Rev	Date	Description	Drawn	Check
conisbee Consulting Structural Engineers Consulting Civil Engineers 1-5 Offord St London N1 1DH Tel: 020 7700 6666 Fax: 020 7700 6366 design@conisbee.co.uk www.conisbee.co.uk				
Drawing Status			Date 10-5-11	
TENDER			Scale 1:50 (A1)	
Project			Drawn RD	
NICE PLACE & FAR END COMPTON AVE			Engineer RD	
Project No			110161	
Title			Drawing No SSK 014	
SECTION C-C			Revision P3	

BRIEF STRUCTURAL MATERIAL SPECIFICATION

Foundations / Substructure

1. Contiguous piles to the perimeter of the basement to act as permanent earth retaining structure. Piles to be faced with minimum of 150mm sprayed concrete to achieve smooth surface to attach water proof barrier as designed a specialist to. 250mm reinforced concrete structure in front of the waterproof membrane to resist lateral forces such as hydrostatic pressure. Nominal 1000 wide x 750 deep reinforced concrete capping beam to top of contiguous piles.
2. Internal line of contiguous piles shown to allow excavation of swimming pool and associated plant space. General detailing as described in item 1 above.
3. 300mm deep reinforced concrete basement slab [400mm to pool] with continuous waterproof membrane detailed by specialist running underneath. Proprietary liquid based product applied to top of the piles in order to 'lap' onto membrane. Beneath the membrane, a proprietary void former product, bed on 25mm sand blinding shall located to limit any forces due to heave acting on the soffit of the slab to within acceptable levels.
4. Basement slab to be designed as suspended and supported on ground beams or directly onto pile caps which in turn transfer the loads into the underlying strata via CFA piles or similar.
5. All lifts assumed to continue 1500mm below FFL and reinforced concrete lift pit, supported on piles to form walls and base to pit.
6. All substructure concrete to have water resisting admixture applied to mix in accordance with BS 8102
7. Far End to have basement contiguous piles constructed within the existing building envelope on front elevation and south gable elevations. Allow fir existing foundations to be underpinned to allow installation of contiguous piles without undermining basement. Refer to Conisbee Temporary Works document for demolition statement.
8. Far End North Gable elevation to be temporarily supported on piles via a 'Pynford' style beam whilst the basement is excavated. Beam to be connected to permanent RC works once foundations are in place.
9. New ground floor slab to cantilever off contiguous piles to support bottom of existing front and south gable wall in permanent condition. Cantilever slab to be formed sequentially to avoid potential undermining effects.
10. 400mm deep external ground floor terrace slab over the swimming pool with waterproof membrane fixed to top.
11. 350mm deep external ground floor terrace slab linking Nice Place and Far End with waterproof membrane fixed to top.
12. 450mm deep external ground floor slab over the car parking area with waterproof membrane fixed to top.



SECTION A-A

- section through north gable wall to Nice Place

BRIEF STRUCTURAL MATERIAL SPECIFICATION

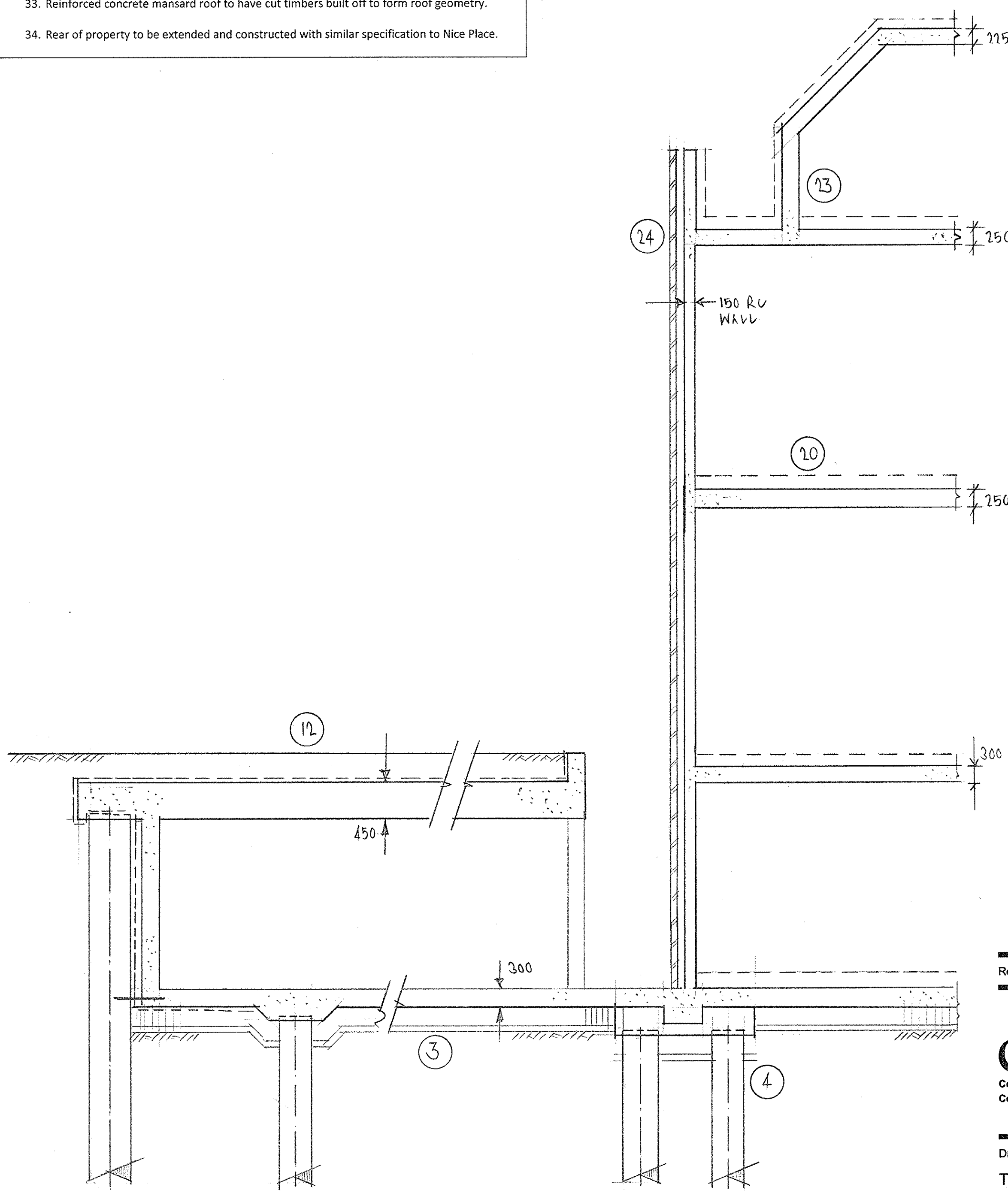
Superstructure

Nice Place

20. Reinforced concrete 'flat slab' style floor slabs x 250mm deep. Perimeter inner leaf to be formed in continuous 150mm wide reinforced concrete wall with openings for doors and windows. Stainless steel shelf angles, fixed back to RC wall to be located over all reveals.
21. Stair core and lift to be trimmed out and supported on reinforced concrete walls and columns.
22. Void over first floor front entrance to be supported on front elevation via a downstand beam cast was part of the RC inner leaf which.
23. Mansard to be formed fully in reinforced concrete, with vertical perimeter wall to be built off the 2nd floor slab.
24. Masonry to be tied back to the RC frame using proprietary wall ties.

Far End

31. Retained Facade to Front and both Gable Elevations. Internal structure to be generally formed as per Nice Place. New concrete frame to be supported around the perimeter on either blade style columns or a continuous RC inner leaf where the existing masonry meets the new internal frame.
32. Existing Masonry to be tied back to the RC frame using proprietary wall ties.
33. Reinforced concrete mansard roof to have cut timbers built off to form roof geometry.
34. Rear of property to be extended and constructed with similar specification to Nice Place.



SECTION B-B

- section though east facade of Nice Place and below ground car park under.

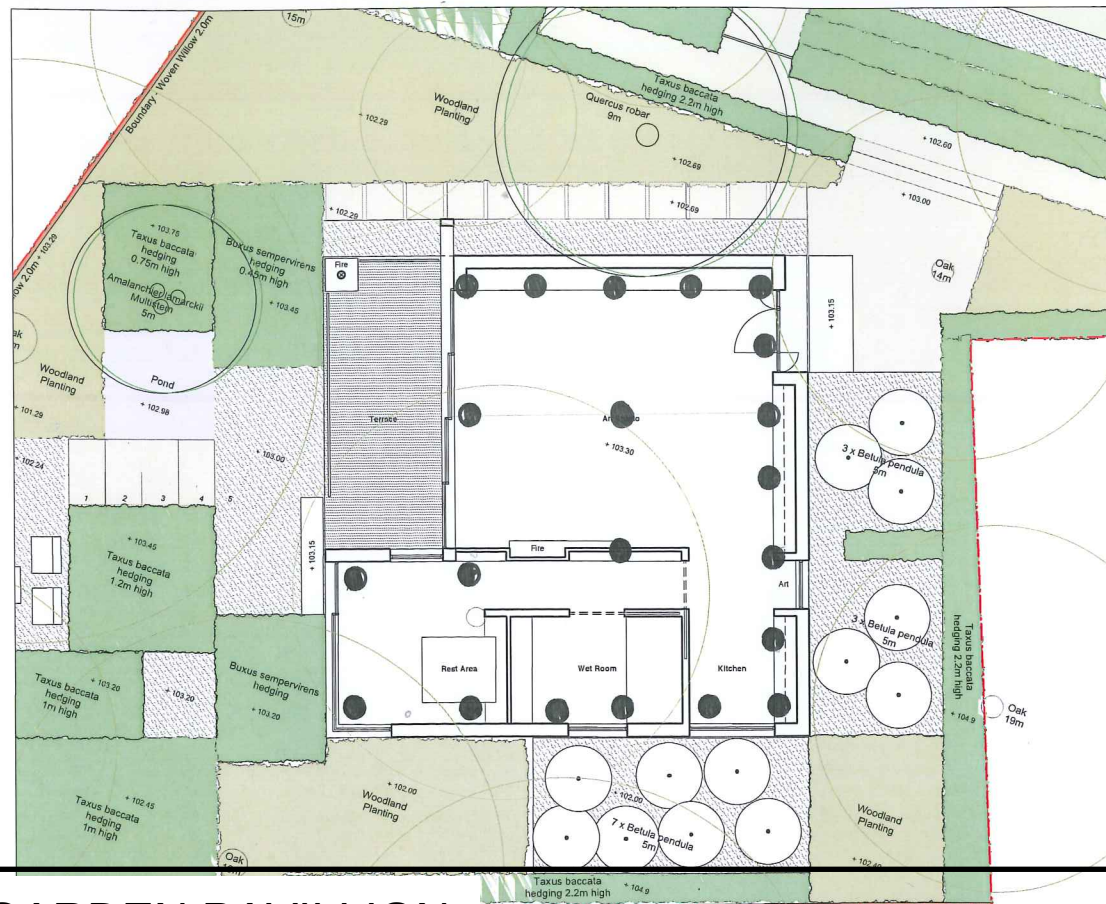
NOT FOR CONSTRUCTION

Rev	Date	Description	Drawn	Check
-----	------	-------------	-------	-------

conisbee
Consulting Structural Engineers
Consulting Civil Engineers

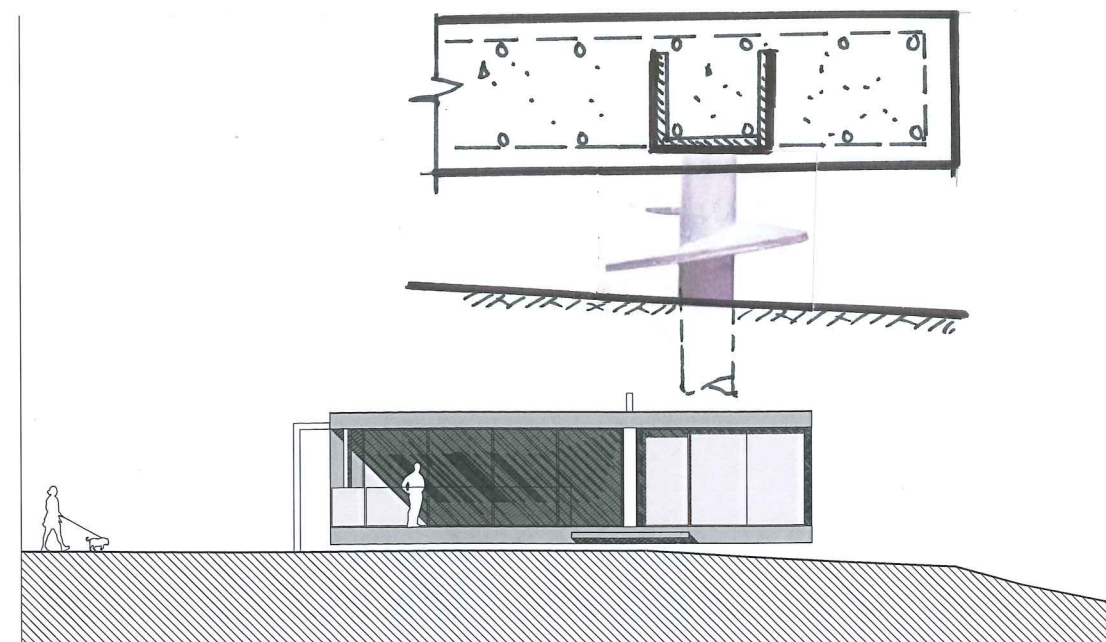
1-5 Offord St
London N1 1DH
Tel 020 7700 6686
Fax 020 7700 6686
design@conisbee.co.uk
www.conisbee.co.uk

Drawing Status	Date 10-5-11
TENDER	Scale 1:50 (A1)
Project	Drawn RD
NICE PLACE & FAR END COMPTON AVE	Engineer RD
	Project No 110161
Title	Drawing No SSK 013
SECTION A-A	Revision
SECTION B-B	

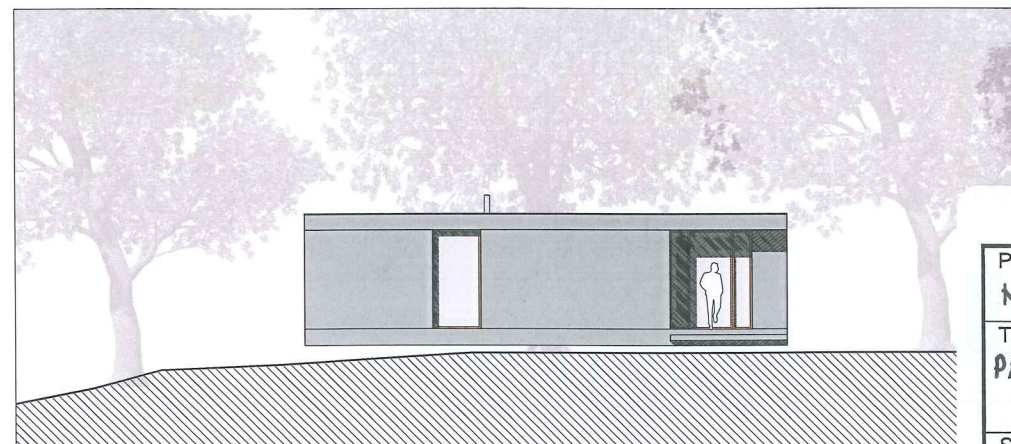


GARDEN PAVILLION

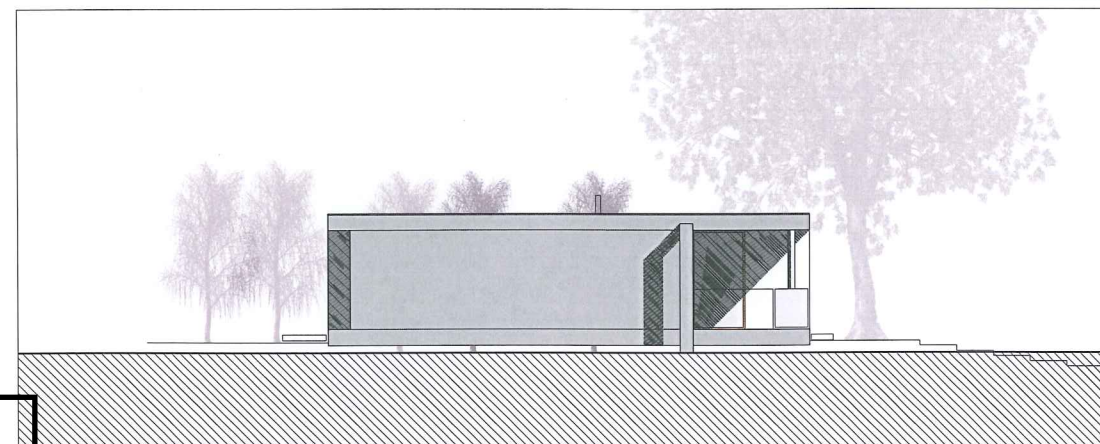
- The Pavilion will be constructed as a reinforced concrete frame [roof, walls, columns and 'ground floor slab']. In order to minimise impact on the existing sub-strata and any tree roots, it is proposed to use a steel screw piled foundation. This has the advantages of quick installation, reduced environmental impact, minimised waste production and ensures that the root systems of the adjacent trees are not damaged and/or can be protected during installation in accordance with BS5837:2005 (Tree Protection). It also offers the benefit unlike cast in-situ piles that the pile can be left protruding out of the ground. Once an adaption plate is fixed to the head of the pile, then the ground floor can be cast above the existing soil level. Exact locations of the piles are to be finalised with the chosen pile sub-contractor and the appointed Arboricultural Consultant to co-ordinate allowable safe working loads acting on the piles and ensure their locations comply with the requirements of BS5837:2005 (Tree Protection). An enlarged detail showing the screw pile, ground level and suspended reinforced concrete slab is shown below.



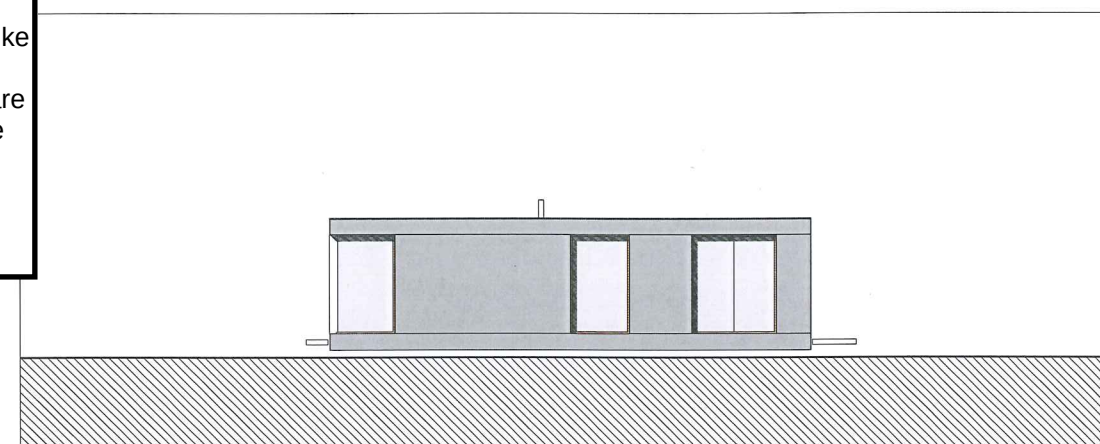
North Elevation



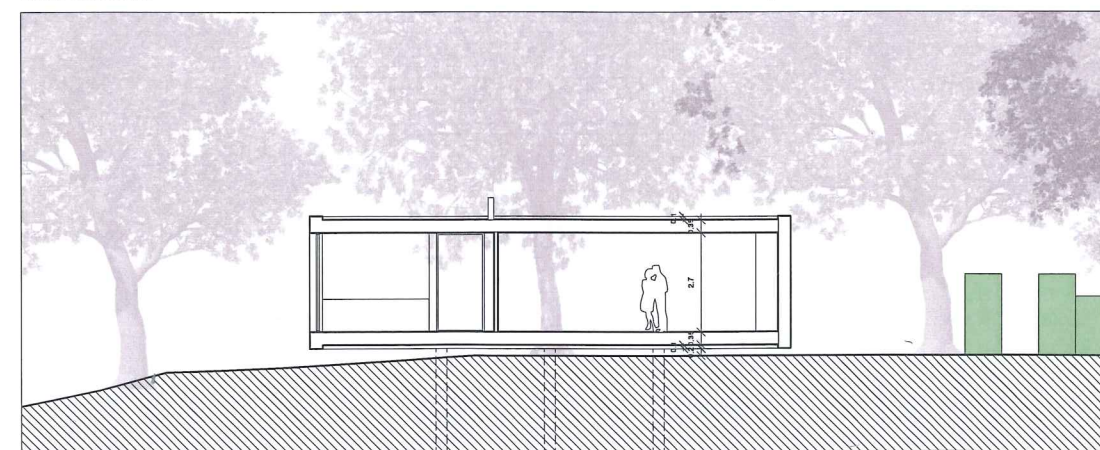
South Elevation



East Elevation



West Elevation



Section AA

conisbee

Consulting Structural Engineers
Consulting Civil Engineers

1 - 5 Offord St London N1 1DH
Tel 020 7700 6666
design@conisbee.co.uk

Fax 020 7700 6686
www.conisbee.co.uk

Project	NICE PLACE & FAR END	Job No.	110161
Title	PAVILLION FOUNDATION	Drg. No.	SSK 016 P2
Status	INFORMATION.	Scale	N.T.S.
		Date	20-5-11
		Drawn	RD
		Checked	RD



Site Boundary/Extent of Site

Drawing Status - Pre Planning

DRAFT

Work In Progress

PROJECT TITLE
Nice Place & Far End
Compton Avenue N6 4LH

DRAWING TITLE
Garden Pavilion / Studio
Proposed

SCALE @ A1 SIZE
1:100

DATE
Feb 2011

DRAWING N°
113

STATUS & REVISION
P3

General Notes

This drawing is for planning purposes only.
All setting out must be checked on site.
All levels must be checked on site and refer to Ordnance Datum.
All findings and weatherings must be checked on site.
All dimensions must be checked on site.
This drawing must be read in conjunction with all other relevant drawings.
This drawing must not be used for land transfer purposes.
Calculated areas in accordance with Pastor Real Estate Definition of Areas for Schedule of Areas.
Pastor Real Estate has prepared this document in accordance with the instructions of the Client under the agreed Terms of Appointment. This document is for the sole and specific use of the Client and Pastor Real Estate shall not be responsible for any use of its contents for any purpose other than that for which it was prepared and provided. Should the Client require to pass electronic copies of the document to other parties, this should be for co-ordination purposes only, the whole of the file should be so copied, but no professional liability or warranty shall be extended to other parties by Pastor Real Estate in this connection without the explicit written agreement thereto by Pastor Real Estate.